



Bridle Path Home Owners Association

DEAR BRIDLE PATH HOMEOWNERS

Some of you may have received a letter from a group named "Bridle Path Owners to Protect our CC&R". This letter contains incomplete truths with large gaps of information which misleads the reader. This letter IS NOT FROM BPHOA (Bridle Path Homeowners Association Board), we recommend that you do not respond to their request.

It is sad that neighbors are putting themselves against neighbors, especially when all parties say they want to preserve our lifestyle, keep our property values and integrity.

We will respond to each of their points.

- 1.) The city council did indeed overturn their original decision to allow the CUP. Again, the city bowed to the few, instead of listening to all the others who have spoken for the other side.
- 2.) Bridle Path remains to be one of the few Equestrian communities in Southern California. People all over the Nation have come here to live. In years past, there have been herds of cattle released in the Private park for grazing, and there were **no complaints filed*** during those years. ***Through an email one of the homeowners brought it to our attention that a complaint against the cows in the mountain park did indeed have a complaint due to a their fence being damaged by the cows. The board had the original information from the CUP Meeting 2008 Notes : "Commissioner Mashburn asked staff if they are aware of the City's having received any other complaints regarding the keeping of cows or animals other than horses in the Bridle Path community without a permit. Ms. Santos responded that she has been told that there are cows being kept on other properties in Bridle Path, but she is not aware of any other active compliance cases regarding animals other than horses."**

3-7) In 1996, the Board held a special membership vote during the Annual Meeting to amend the CC&R's for other animals, allow special permits for 4-H projects/animals not included in said amendment, and to allow one (1) llama to each lot. These amendments were passed (please see the full copy attached). It has been previous Board's negligence to not record this amendment as part of the CC&Rs document as it should have been. The previous Board members were very much aware that the amendment was not recorded. The amendment passed with almost 80% in favor.

We became aware of the official vote and the missed filing of this amendment by way of the diligent research of a group of homeowners. We have made the city aware that we now have all the necessary documentation to make the recording, and will be recording this amendment as soon as possible. The City will then make the corrections to the current wording of the Overlay to reflect our amendment so there is no conflict.

Some interesting points that have been discovered...

The overlay was not written until 10 years later. Furthermore in that letter, the city claimed they would notify the BPHOA and members when the zoning was written. Instead, this came in the form of a small announcement in the local paper. During the process, the original amendment and the overlay were not compared nor proofed; therefore some of the overlay wording was incorrect. Again, the question to be asked is why did past BPHOA Boards and City Planning officials fail to look into any of this, not even when the original CUP meeting was held recently, and when the original amendment was voted upon in 1996?

We, current new BPHOA Board, reviewed the information we had and with the advice of the BPHOA attorney, we abstained from making any comment until the City had passed their ruling and communicated what their expectations were. A stay has been granted for the chickens from the City, and further discussions of how to address the cows are on-going with the City.

This amendment is what the neighborhood voted for in 1996, and what the neighborhood has lived by since 1996. This amendment was located in the back of every CC&R copy since, but with the words "Not Recorded". We are forming the CC&R Revision committee to update to current law, and make sure all is complete. We need to expedite this process, so if you can contribute to this committee, please sign up through the website. The new version will be processed as required by CC&Rs and current Davis-Stirling law. Please keep informed by visiting our Website, for it will require all homeowners to participate in the special membership vote for any further amendments and approval of the new version of CC&Rs.

Sincerely,

The Bridle Path Homeowner's Association Board